

# FRIENDSVIEW RCF PHASE 1

## Exhibit D: Ownership Information & Title Reports



**First American**

**First American Title Insurance Company**

775 NE Evans Street  
McMinnville, OR 97128  
Phn - (503)376-7363  
Fax - (866)800-7294

**YAMHILL COUNTY TITLE UNIT**  
FAX (866)800-7294

Title Officer: Clayton Carter  
(503)376-7363  
ctcarter@firstam.com

2nd Supplemental  
**LOT BOOK SERVICE**

Friendsview Manor  
1301 E. Fulton Street  
Newberg, OR 97132

Order No.: 1039-3470486  
January 04, 2021

Attn: Dave Hampton  
Phone No.: (503)554-7522 - Fax No.:  
Email:

Re:

Fee: \$750.00

We have searched our Tract Indices as to the following described property:

The land referred to in this report is described in Exhibit A attached hereto.

and as of December 30, 2020 at 8:00 a.m.

We find that the last deed of record runs to

Friendsview Manor, Inc. (as to Parcels 1-28, 32)  
Friendsview Manor, Inc., an Oregon non-profit public benefit corporation (as to Parcel 29)  
Friendsview Manor, an Oregon nonprofit corporation (as to Parcel 30)  
Friendsview Manor, an Oregon non-profit corporation (as to Parcel 31)  
Friendsview Manor, Inc., an Oregon non-profit corporation (as to Parcel 33)

We find the following apparent encumbrances within ten (10) years prior to the effective date hereof:

1. City liens, if any, of the City of Newberg.
2. Taxes for the current fiscal year are reduced by reason of Veterans Exemption. If the exempt status is terminated under the statute prior to July 1, said property will be taxed at 100% of the assessed value.  
(Affects Parcels 1-10)

3. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
4. Easement, including terms and provisions contained therein:  
Recording Information: December 14, 1959 as Film Volume 8, Page 673, Deed and Mortgage Records  
In Favor of: Portland General Electric Company, a corporation of Oregon, its successors and assigns  
For: right-of-way  
(Affects Parcel 5)
5. Easement, including terms and provisions contained therein:  
Recording Information: May 14, 1962 in Film Volume 22, Page 603, Deed and Mortgage Records  
In Favor of: the City of Newberg, a municipal corporation of Yamhill County, State of Oregon  
  
(Affects Parcel 18)
6. Easement, including terms and provisions contained therein:  
Recording Information: June 07, 1977 in Film Volume 120, Page 1510, Deed and Mortgage Records  
In Favor of: City of Newberg, Oregon, a municipal corporation  
  
(Affects Parcel 30 and 33)
7. Easement, including terms and provisions contained therein:  
Recording Information: June 07, 1977 as Film Volume 120, Page 1513, Deed and Mortgage Records  
In Favor of: the City of Newberg, Oregon  
  
(Affects Parcels 1, 4, 5 and 10)
8. An easement reserved in a deed, including the terms and provisions thereof;  
Recorded: June 20, 1977  
Recording Information: Film Volume 121, Page 093, Deed and Mortgage Records  
From: Martha Stevahn  
To: Raymond T. Mattson and Elda L. Mattson, husband and wife  
  
(Affects Parcel 30)
9. Easement, including terms and provisions contained therein:  
Recording Information: September 20, 1977 in Film Volume 123, Page 752, Deed and Mortgage Records  
In Favor of: the City of Newberg, Oregon  
  
(Affects Parcel 30 32, 33)
10. Easement, including terms and provisions contained therein:  
Recording Information: June 14, 1978 in Film Volume 130, Page 156, Deed and Mortgage Records  
In Favor of: George Fox College

(Affects Parcel 4)

11. Reservation of utilities in vacated street area and the right to maintain the same as set forth in Ordinance No. 2062, a copy of which was Recorded August 27, 1981, Film Volume 163, Page 1407, Deed and Mortgage Records.  
(Affects Parcel 13)
12. Restrictive Covenant to Waive Remonstrance, pertaining to street improvements including the terms and provisions thereof  
Recorded: December 28, 1989 in Film Volume 239, Page 0801, Deed and Mortgage Records  
(Affects Parcel 30, 32, 33)
13. Roadway Easement and Maintenance Agreement and the terms and conditions thereof:  
First Party: Lorrin M. White  
Recording Information: November 16, 1990 in Film Volume 249, Page 1579, Deed and Mortgage Records  
(Affects Parcel 30, 32, 33)
14. Easement as shown on the recorded plat/partition 90-50  
For: Open space  
(Affects Parcel 30, 32, 33)
15. Easement, including terms and provisions contained therein:  
Recording Information: January 14, 1994 in Film Volume 301, Page 1605, Deed and Mortgage Records  
In Favor of: Portland General Electric ("PGE")  
For: underground distribution
16. Easement, including terms and provisions contained therein:  
Recording Information: July 22, 1996 as Instrument No. 199611985, Deed and Mortgage Records  
In Favor of: George Fox University  
For: storm and sanitary sewers  
(Affects Parcels 1, 4 and 10)
17. Easement, including terms and provisions contained therein:  
Recording Information: January 23, 1997 as Instrument No. 199701195, Deed and Mortgage Records  
In Favor of: George Fox University  
For: sanitary sewer line  
(Affects Parcel 4)
18. Easement, including terms and provisions contained therein:  
Recording Information: June 17, 1998, Instrument No. 199811356, Deed and Mortgage Records  
In Favor of: Portland General Electric Company("PGE"), an Oregon corporation  
(Affects Parcels 1, 6, 7, 8 and 9)

19. Easement, including terms and provisions contained therein:  
Recording Information: January 05, 1999, Instrument No. 199900136, Deed and Mortgage Records  
In Favor of: City of Newberg, a municipal corporation  
For: storm sewer and sanitary sewer lines  
(Affects Parcel 18)
20. Easement, including terms and provisions contained therein:  
Recording Information: January 05, 1999, Instrument No. 199900137, Deed and Mortgage Records  
In Favor of: City of Newberg, a municipal corporation  
For: public sidewalk and underground utilities  
(Affects Parcels 17, 18, and 19)
21. Easement, including terms and provisions contained therein:  
Recording Information: September 26, 2003 as Instrument No. 200324771, Deed and Mortgage Records  
In Favor of: TCI Cablevision of Oregon  
  
(Affects Parcels 1-10)
22. A Contract of Payment in Lieu of Completion of Public Improvements and the terms and conditions thereof:  
Vendor/Seller: Friendsview Manor  
Vendee/Purchaser: City of Newberg, an Oregon municipal corporation  
Recorded: November 01, 2004  
Recording Information: Instrument No. 200422239, Deed and Mortgage Records  
  
(Affects Parcels 1-9)
23. Easement, including terms and provisions contained therein:  
Recording Information: April 04, 2008, Instrument No. 20080589, Deed and Mortgage Records  
In Favor of: Comcast of Oregon II, Inc.  
  
(Affects Parcels 1-9)
24. Easement, including terms and provisions contained therein:  
Recording Information: August 06, 2015, Instrument No. 201512372, Deed and Mortgage Records  
In Favor of: Comcast of Oregon II, Inc.
- The above described document does not contain a sufficient legal description to clearly identify the subject property. We are basing the affected parcels only upon the tax assessor map as of the date of this report.  
(Affects Parcels 1-9)
25. Declaration of Deed Restriction recorded September 23, 2015 as Instrument No. 201515118, Deed and Mortgage Records.  
(Affects Parcels 17-26)

26. Declaration of Deed Restriction recorded September 23, 2015 as Instrument No. 201515119, Deed and Mortgage Records.  
(Affects Parcels 11-16 and 27)
27. Reservation of utilities in vacated Cherry Street area and the right to maintain the same as set forth in Ordinance No. 2015-2791, a copy of which was Recorded August 05, 2016 as Instrument No. 201612162, Deed and Mortgage Records.  
(Affects Parcels 11-13, 17-22 and 27)
28. Public Water Easement, including terms and provisions contained therein:  
Recording Information: August 05, 2016 as Instrument No. 201612163, Deed and Mortgage Records  
In Favor of: the City of Newberg, a municipal corporation  
  
(Affects Parcels 11, 12, 13, 14 and 27)
29. Public Sanitary Sewer Easement, including terms and provisions contained therein:  
Recording Information: August 05, 2016 as Instrument No. 201612164, Deed and Mortgage Records  
In Favor of: the City of Newberg, a municipal corporation  
  
(Affects Parcels 11, 12, 13, 14, 17, 18, 19, 20, 21, 22 and 27)
30. Public Sidewalk Easement, including terms and provisions contained therein:  
Recording Information: August 05, 2016 as Instrument No. 201612165, Deed and Mortgage Records  
In Favor of: the City of Newberg, a municipal corporation  
  
(Affects Parcels 14, 15, 16 and 31)
31. Public Utilities Easement, including terms and provisions contained therein:  
Recording Information: August 05, 2016 as Instrument No. 201612166, Deed and Mortgage Records  
In Favor of: the City of Newberg, a municipal corporation  
  
(Affects Parcels 11, 12, 13, 22 and 27)
32. Emergency and Utility Vehicle Access Easement, including terms and provisions contained therein:  
Recording Information: August 05, 2016 as Instrument No. 201612167, Deed and Mortgage Records  
In Favor of: the City of Newberg, a municipal corporation  
  
(Affects Parcels 11, 12, 13, 14, 17, 18, 19, 20, 21, 22 and 27)
33. Gas Easement, including terms and provisions contained therein:  
Recording Information: August 05, 2016 as Instrument No. 201612168, Deed and Mortgage Records  
In Favor of: the City of Newberg, a municipal corporation  
  
(Affects Parcels 14, 17, 18, 19, 20, 21 and 22)

34. PGE Utility Easement, including terms and provisions contained therein:  
Recording Information: August 05, 2016 as Instrument No. 201612169, Deed  
and Mortgage Records  
In Favor of: the City of Newberg, a municipal corporation  
  
(Affects Parcels 11, 12, 13, 14, 22 and 27)
35. PGE Service Easement, including terms and provisions contained therein:  
Recording Information: August 05, 2016 as Instrument No. 201612170, Deed  
and Mortgage Records  
In Favor of: Portland General Electric Company  
  
(Affects Parcels 11, 12, 13, 22 and 27)
36. PGE Service Easement, including terms and provisions contained therein:  
Recording Information: August 23, 2016 as Instrument No. 201613179, Deed  
and Mortgage Records  
In Favor of: Portland General Electric Company
37. Public Sidewalk Easement, including terms and provisions contained therein:  
Recording Information: February 03, 2017 as Instrument No. 201701883, Deed  
and Mortgage Records  
In Favor of: the City of Newberg, a municipal corporation  
  
(Affects Parcels 14, 15 and 16)
38. Easement, including terms and provisions contained therein:  
Recording Information: June 05, 2017 as Instrument No. 201709016, Deed and  
Mortgage Records  
In Favor of: Comcast of Oregon II, Inc.  
  
(Affects Parcels 11, 12, 13 and 14)
39. Agreement to Maintain Private Stormwater Facilities and the terms and conditions thereof:  
Between: the City of Newberg, a municipal corporation of the State  
of Oregon  
And: Friendsview Manor  
Recording Information: April 05, 2018 as Instrument No. 201804796, Deed and  
Mortgage Records  
  
(Affects Parcels 11, 12, 13, 14, 15 and 27)
40. Reservation of utilities in vacated North Center Street area and the right to maintain the same as set  
forth in Ordinance No. 2019-2854, a copy of which was  
Recorded January 07, 2020 as Instrument No. 202000265, Deed and Mortgage Records.
41. Access and Utility Easement, including terms and provisions contained therein:  
Recording Information: January 08, 2020 as Instrument No. 202000274, Deed  
and Mortgage Records  
In Favor of: the City of Newberg, a municipal corporation  
  
(Affects Parcels 14, 15, 16, 22, 28, 29 and 31)

42. Utility Easement, including terms and provisions contained therein:  
Recording Information: January 08, 2020 as Instrument No. 202000275, Deed and Mortgage Records  
In Favor of: NW Natural Gas Company  
  
(Affects Parcels 14, 15, 16 and 31)
43. Utility Easement, including terms and provisions contained therein:  
Recording Information: January 08, 2020 as Instrument No. 202000276, Deed and Mortgage Records  
In Favor of: Frontier Communications Northwest, Inc.  
  
(Affects Parcels 22, 28 and 29)
44. Access, Parking and Utility Easement, including terms and provisions contained therein:  
Recording Information: January 08, 2020 as Instrument No. 202000277, Deed and Mortgage Records  
In Favor of: Helen R. Cadd, trustee under the Cadd Living Trust, dated May 18, 1995  
  
(Affects Parcels 28 and 31)
45. PGE Utility Easement, including terms and provisions contained therein:  
Recording Information: January 08, 2020 as Instrument No. 202000278, Deed and Mortgage Records  
In Favor of: Portland General Electric Company, an Oregon corporation  
  
(Affects Parcels 22, 28 and 29)
46. Deed of Trust and the terms and conditions thereof.  
Grantor/Trustor: Friendsview Manor, dba Friendsview Retirement Community, an Oregon nonprofit corporation  
Grantee/Beneficiary: U.S. Bank National Association, a national banking association  
Trustee: First American Title Insurance Company of Oregon  
Amount: \$42,140,000.00  
Dated: August 01, 2016  
Recorded: August 04, 2016  
Recording Information: Instrument No. 201612003, Deed and Mortgage Records  
  
Modification and/or amendment by instrument:  
Recording Information: December 16, 2020 as Instrument No. 202022742, Deed and Mortgage Records  
  
(Affects this and other property)  
(Affects Parcels 1 through 27)
47. Unrecorded leases or periodic tenancies, if any.

NOTE: Taxes for the year 2020-2021 PAID IN FULL

Tax Amount: \$142,719.95  
Map No.: R3217CB-00200  
Property ID: 35152

Tax Code No.: 29.0

NOTE: Taxes for the year 2020-2021 PAID IN FULL

Tax Amount: \$84,035.44  
Map No.: R3217CB-00500  
Property ID: 35232  
Tax Code No.: 29.0

NOTE: Taxes for the year 2020-2021 PAID IN FULL

Tax Amount: \$22,486.26  
Map No.: R3217CB-01500  
Property ID: 35394  
Tax Code No.: 29.0

NOTE: Taxes for the year 2020-2021 PAID IN FULL

Tax Amount: \$3,238.94  
Map No.: R3217CB-01600  
Property ID: 35410  
Tax Code No.: 29.0

NOTE: Taxes for the year 2020-2021 PAID IN FULL

Tax Amount: \$1,804.25  
Map No.: R3217CB-02600  
Property ID: 35624  
Tax Code No.: 29.0

NOTE: Taxes for the year 2020-2021 PAID IN FULL

Tax Amount: \$780.46  
Map No.: R3217CA-02706  
Property ID: 482509  
Tax Code No.: 29.0

NOTE: Taxes for the year 2020-2021 PAID IN FULL

Tax Amount: \$4,005.18  
Map No.: R3217CA-02704  
Property ID: 482503  
Tax Code No.: 29.0

NOTE: Taxes for the year 2020-2021 PAID IN FULL

Tax Amount: \$4,071.50  
Map No.: R3217CA-02705  
Property ID: 482506  
Tax Code No.: 29.0

We have also searched our General Index for Judgments and State and Federal Liens against the Grantee(s) named above and find:

NONE

NOTE: Supplemental to bring current, reflect 2020-21 taxes not yet payable. 2nd Supplemental to bring current; reflect 2020-21 taxes paid in full; modification of TD; add additional property as Parcel 32 and 33

We find the following unpaid taxes and city liens:

THIS IS NOT a title report since no examination has been made of the title to the above described property. Our search for apparent encumbrances was limited to our Tract Indices, and therefore above listings do not include additional matters which might have been disclosed by an examination of the record title. We assume no liability in connection with this Lot Book Service and will not be responsible for errors or omissions therein. The charge for this service will not include supplemental reports, rechecks or other services.

**Exhibit "A"**

Real property in the County of YAMHILL, State of Oregon, described as follows:

**PARCEL 1:**

BEGINNING AT A POINT ON THE NORTH LINE OF FULTON STREET, 348 FEET EAST OF THE INTERSECTION OF THE EAST LINE OF EAST STREET WITH THE NORTH LINE OF SAID FULTON STREET IN THE CITY OF NEWBERG IN YAMHILL COUNTY, OREGON, SAID POINT BEING ALSO ON THE WEST LINE OF TRACT PLATTED AS HAZEL DELL; THENCE NORTH ALONG THE WEST LINE OF SAID HAZEL DELL 205 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG THE WEST LINE OF SAID HAZEL DELL 387.29 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY; THENCE NORTH 57°19'23.8" EAST ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY 797.42 FEET; THENCE NORTH 70°00'26" EAST ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY 82 FEET; THENCE NORTH 64°25'17.3" EAST ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY 38.50 FEET; THENCE SOUTH 69°45'03.2" EAST 197.97 FEET; THENCE SOUTH 24°50'01.0" WEST 1103.79 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID FULTON STREET; THENCE WEST ALONG THE NORTH LINE OF SAID FULTON STREET 233.37 FEET TO THE SOUTHEAST CORNER OF TRACT CONVEYED TO LOU C. MERRIAM AND WIFE BY DEED RECORDED MAY 3, 1944 IN BOOK 124, PAGE 356, DEED RECORDS; THENCE NORTH ALONG THE EAST LINE OF SAID MERRIAM TRACT 300 FEET; THENCE WEST 50 FEET TO THE EAST LINE OF TRACT CONVEYED TO CHARLES C. HAWORTH AND WIFE BY DEED RECORDED OCTOBER 13, 1948 IN BOOK 150, PAGE 691, DEED RECORDS; THENCE NORTH ALONG THE EAST LINE OF SAID HAWORTH TRACT 140 FEET TO THE NORTHEAST CORNER OF SAID HAWORTH, TRACT; THENCE WEST ALONG THE NORTH LINE OF SAID HAWORTH TRACT 99 FEET; THENCE SOUTH ALONG THE WEST LINE OF SAID HAWORTH TRACT 235 FEET TO THE NORTHEAST CORNER OF TRACT CONVEYED TO ROY P. CLARK AND WIFE BY DEED RECORDED MAY 6, 1947 IN BOOK 142, PAGE 466, DEED RECORDS; THENCE WEST ALONG THE NORTH LINE OF SAID CLARK TRACT 126.07 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF NEWBERG, A MUNICIPAL CORPORATION, BY DEED RECORDED FEBRUARY 21, 1968 IN FILM VOLUME 66, PAGE 80 DEED AND MORTGAGE RECORDS.

**PARCEL 2:**

BEGINNING AT A POINT ON THE NORTH LINE OF FULTON STREET, 573.07 FEET EAST OF THE INTERSECTION OF THE EAST LINE OF EAST STREET WITH THE NORTH LINE OF SAID FULTON STREET IN THE CITY OF NEWBERG, YAMHILL COUNTY, OREGON; THENCE NORTH 205 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 235 FEET; THENCE WEST 99 FEET; THENCE SOUTH 235 FEET; THENCE EAST 99 FEET TO THE TRUE POINT OF BEGINNING.

**PARCEL 3:**

BEGINNING AT A POINT ON THE NORTH LINE OF FULTON STREET, 623.07 FEET EAST OF THE INTERSECTION OF THE EAST LINE OF EAST STREET WITH THE NORTH LINE OF SAID FULTON STREET IN THE CITY OF NEWBERG IN YAMHILL COUNTY, OREGON; THENCE NORTH 205 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 95 FEET; THENCE WEST 50 FEET TO THE EAST LINE OF TRACT CONVEYED TO CHARLES C. HAWORTH AND BERTHA M. HAWORTH, BY DEED RECORDED OCTOBER 13, 1948 IN BOOK 150, PAGE 691, DEED RECORDS OF YAMHILL COUNTY, OREGON; THENCE SOUTH ALONG THE EAST LINE OF SAID HAWORTH TRACT, 95 FEET; THENCE EAST 50 FEET TO THE POINT OF BEGINNING.

**PARCEL 4:**

BEING A PORTION OF THE EAST PART OF THE DANIEL C. DESKINS DONATION LAND CLAIM NO. 54 IN SECTION 17, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, SAID PORTION BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF A CERTAIN TRACT OF LAND CONVEYED TO FRIENDSVIEW MANOR BY DEED RECORDED AUGUST 14, 1959 IN FILM VOLUME 6, PAGE 856, DEED AND MORTGAGE RECORDS, SAID POINT BEING SOUTH 984.7 FEET AND WEST 819.8 FEET FROM THE NORTHEAST CORNER OF SAID DESKINS DONATION LAND CLAIM; THENCE NORTH ALONG THE EAST LINE OF SAID FRIENDSVIEW MANOR TRACT; NORTH 24°50' EAST A DISTANCE OF 776.35 FEET TO THE SOUTHWEST CORNER OF A CERTAIN TRACT OF LAND CONVEYED TO GLADYS A. GREER BY DEED RECORDED APRIL 9, 1953 IN BOOK 169, PAGE 373, DEED RECORDS; THENCE SOUTH 69°45' EAST 87.30 FEET ALONG THE SOUTH LINE OF SAID GREER TRACT TO A POINT; THENCE SOUTH 21°22' WEST 560.90 FEET ALONG A FENCE TO THE NORTH LINE OF A CERTAIN TRACT OF LAND CONVEYED TO V.E. POOLE AND ALICE B. POOLE BY DEED RECORDED MARCH 2, 1942 IN BOOK 119, PAGE 311, DEED RECORDS; THENCE WEST 88.84 FEET TO THE NORTHWEST CORNER OF SAID POOLE TRACT; THENCE SOUTH 00°20' WEST 152.00 FEET ALONG THE WEST LINE OF SAID POOLE TRACT TO A POINT; THENCE WEST 113.88 FEET TO THE NORTHWEST CORNER OF A CERTAIN TRACT OF LAND CONVEYED BY MINNIE B. OWEN BY DEED RECORDED JULY 11, 1960 IN FILM VOLUME 11, PAGE 798, DEED AND MORTGAGE RECORDS, SAID POINT BEING THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO GEORGE FOX COLLEGE BY DEED RECORDED APRIL 28, 1995 IN INSTRUMENT NO. 199505215, DEED AND MORTGAGE RECORDS.

PARCEL 5:

PART OF THE DANIEL C. DESKINS DONATION LAND CLAIM NO. 54 IN TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 00°20' WEST 1038.60 FEET AND WEST 709.50 FEET FROM THE NORTHEAST CORNER OF SAID CLAIM, SAID POINT BEING ALSO THE NORTHWEST CORNER OF BLOCK 2 OF BENSONS ADDITION TO NEWBERG IN YAMHILL COUNTY, OREGON; THENCE SOUTH 00°20' WEST PARALLEL TO THE EAST LINE OF SAID CLAIM 177.23 FEET; THENCE WEST 215.52 FEET TO AN IRON PIPE SET FOR THE INITIAL POINT OF THE PLAT OF HAZEL DELL; THENCE NORTH 24°50' EAST ALONG THE EAST LINE OF SAID HAZEL DELL 267.66 FEET, MORE OR LESS, TO A POINT THAT IS NORTH 00°20' EAST 66 FEET AND WEST 104.79 FEET FROM THE POINT OF BEGINNING; THENCE EAST 104.79 FEET; THENCE SOUTH 00°20' WEST 66 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CITY OF NEWBERG, A MUNICIPAL CORPORATION, BY DEED RECORDED FEBRUARY 21, 1968 IN FILM VOLUME 66, PAGE 180, DEED AND MORTGAGE RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO GEORGE FOX COLLEGE BY DEED RECORDED APRIL 28, 1995 IN INSTRUMENT NO. 199505215, DEED AND MORTGAGE RECORDS.

PARCEL 6:

BEGINNING AT A POINT ON THE NORTH LINE OF FULTON STREET 348 FEET EAST OF THE INTERSECTION OF THE EAST LINE OF EAST STREET WITH THE NORTH LINE OF SAID FULTON STREET, IN THE CITY OF NEWBERG, YAMHILL COUNTY, OREGON, SAID POINT OF BEGINNING ALSO BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO HARLAN T. JONES AND WIFE BY DEED RECORDED FEBRUARY 19, 1942 IN BOOK 119, PAGE 267, DEED RECORDS; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID EAST STREET ALONG THE WEST LINE OF A TRACT PLATTED AS HAZEL DELL, NOW VACATED, 205 FEET TO THE SOUTHERLY BOUNDARY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO FRIENDSVIEW MANOR, AN OREGON CORPORATION, BY DEED

RECORDED AUGUST 14, 1959 IN FILM VOLUME 6, PAGE 856, DEED AND MORTGAGE RECORDS; THENCE EAST ALONG SAID SOUTHERLY BOUNDARY LINE 66.07 FEET TO THE NORTHWEST CORNER OF A CERTAIN TRACT OF LAND CONVEYED TO AMOS G. JONES BY DEED RECORDED APRIL 4, 1952 IN BOOK 165, PAGE 193, DEED RECORDS; THENCE SOUTH ALONG THE WEST LINE OF SAID AMOS G. JONES TRACT, SAID LINE BEING PARALLEL WITH THE EAST LINE OR SAID EAST STREET 205 FEET TO THE NORTH LINE OF SAID FULTON STREET; THENCE WEST ALONG THE NORTH LINE OF SAID FULTON STREET 66.07 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID PREMISES CONVEYED BY ROY P. CLARK AND WIFE TO FRANK L. HILL AND WIFE BY DEED RECORDED JUNE 11, 1947 IN BOOK 143, PAGE 246, DEED RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 348 FEET EAST AND 100 FEET NORTH OF THE INTERSECTION OF THE EAST LINE OF EAST STREET WITH THE NORTH LINE OF FULTON STREET IN THE CITY OF NEWBERG, IN YAMHILL COUNTY, OREGON; THENCE NORTH 105 FEET PARALLEL WITH THE EAST LINE AT EAST STREET TO THE SOUTH LINE OF SAID CHERRY STREET; THENCE EAST FOLLOWING THE SOUTH LINE OF SAID CHERRY STREET 16 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID EAST STREET 105 FEET; AND THENCE WEST 16 FEET TO THE POINT OF BEGINNING.

PARCEL 7:

BEGINNING AT A POINT ON THE NORTH LINE OF FULTON STREET, 623.07 FEET EAST OF THE INTERSECTION OF THE EAST LINE OF NORTH CENTER STREET, FORMERLY KNOWN AS EAST STREET WITH THE NORTH LINE OR SAID FULTON STREET IN THE CITY OF NEWBERG, YAMHILL COUNTY, OREGON; THENCE NORTH 205 FEET; THENCE WEST 50 FEET TO THE EAST LINE OF TRACT CONVEYED TO CHARLES C. HAWORTH AND BERTHA M. HAWORTH BY DEED RECORDED OCTOBER 13, 1948 IN BOOK 150, PAGE 691, DEED RECORDS OF YAMHILL COUNTY, OREGON; THENCE SOUTH ALONG THE EAST LINE OF SAID HAWORTH TRACT 205 FEET; THENCE EAST 50 FEET TO THE POINT OF BEGINNING.

PARCEL 8:

BEGINNING ON THE NORTH LINE OF FULTON STREET 573.07 FEET EAST OF THE INTERSECTION OF THE EAST LINE OF NORTH CENTER STREET (FORMERLY EAST STREET) WITH THE NORTH LINE OF FULTON STREET IN THE CITY OF NEWBERG, YAMHILL COUNTY, OREGON; THENCE NORTH 205 FEET; THENCE WEST 99 FEET; THENCE SOUTH 205 FEET; THENCE EAST 99 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 9:

THE EAST 60 FEET OF THE FOLLOWING DESCRIBED REAL PROPERTY, TO-WIT: BEGINNING AT THE NORTH LINE OF FULTON STREET, 348 FEET EAST OF THE INTERSECTION OF THE EAST LINE OF EAST STREET WITH THE NORTH LINE OF SAID FULTON STREET IN THE CITY OF NEWBERG IN YAMHILL COUNTY, OREGON; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID EAST STREET, 205 FEET TO THE SOUTH LINE OF SAID CHERRY STREET; THENCE EAST FOLLOWING THE SOUTH LINE OF SAID CHERRY STREET, 126.07 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID EAST STREET 205 FEET TO THE NORTH LINE OF SAID FULTON STREET AND THENCE WEST FOLLOWING THE NORTH LINE OF SAID FULTON STREET, 135.07 FEET TO THE POINT OF BEGINNING.

PARCEL 10:

TRACT A:

PART OF THE DANIEL D. DESKINS DONATION LAND CLAIM NO. 54 IN SECTION 17, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, YAMHILL COUNTY, OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT SOUTH 00°20'00" WEST 1038.60 FEET AND WEST 709.50 FEET FROM THE NORTHEAST CORNER OF SAID CLAIM NO. 54, A POINT ON THE EAST LINE OF A CERTAIN TRACT OF LAND CONVEYED TO FRIENDSVIEW MANOR BY DEED RECORDED AUGUST 14, 1959 IN BOOK 11, PAGE 1698, DEED RECORDS, SAID POINT ALSO BEING A 5/8" IRON ROD FROM THE NORTHWEST CORNER OF BLOCK 2 OF BENSONS ADDITION TO NEWBERG, IN YAMHILL COUNTY, OREGON; THENCE NORTH 00°20'00" EAST 66.18 FEET TO A 5/8" IRON ROD; THENCE SOUTH 88°37'29" EAST 8.97 FEET, TO THE SOUTHWEST CORNER OF A CERTAIN TRACT OF LAND CONVEYED TO GEORGE FOX COLLEGE BY DEED RECORDED MARCH 5, 1965 IN BOOK 43, PAGE 711, DEED RECORDS, SAID POINT BEING A 5/8" IRON ROD; THENCE NORTH 00°38'15" EAST 100.00 FEET ALONG THE WEST LINE OR SAID TRACT CONVEYED TO GEORGE FOX COLLEGE TO A 5/8" IRON ROD, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 00°38'15" EAST 52.14 FEET TO A 5/8" IRON ROD, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT CONVEYED TO GEORGE FOX COLLEGE; THENCE SOUTH 89°57'08" EAST 28.41 FEET ALONG THE NORTH LINE OF SAID TRACT, TO A 5/8" IRON ROD; THENCE SOUTH 29°05'30" WEST 59.64 FEET TO THE POINT OF BEGINNING.

TRACT B:

PART OF THE DANIEL D. DESKINS DONATION LAND CLAIM #54 IN SECTION 17, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, DESCRIBED AS FOLLOWS:

COMMENCING SOUTH 00°19'59" WEST 349.33 FEET AND NORTH 69°45'03" WEST 210.00 FEET FROM THE NORTHEAST CORNER OF SAID CLAIM #54; THENCE NORTH 69°45'03" WEST 190.90 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY LINE OF PARTITION PLAT NO. 90-50, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 69°45'03" WEST 80.68 FEET TO A 5/8" IRON ROD FOUND ON THE SOUTHERLY LINE OF PARTITION PLAT NO. 90-50; THENCE SOUTH 23°33'42" WEST 94.31 FEET TO A 5/8" IRON ROD; THENCE SOUTH 71°23'23" EAST 86.45 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF A CERTAIN TRACT OF LAND CONVEYED TO FRIENDSVIEW MANOR BY DEED RECORDED JANUARY 30, 1962, IN DEED BOOK 20, PAGE 928, DEED RECORDS; THENCE NORTH 20°04'19" EAST 91.68 FEET TO THE POINT OF BEGINNING.

PARCEL 11:

A PART OF THE DANIEL D. DESKINS DONATION LAND CLAIM NO. 54 IN SECTION 17, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 245 FEET NORTH AND 140 FEET EAST OF THE INTERSECTION OF THE EAST LINE OF EAST STREET WITH THE NORTH LINE OF FULTON STREET IN THE CITY OF NEWBERG; THENCE EAST 100 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF HAZEL DELL TO THE SOUTHERLY BOUNDARY OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY; THENCE SOUTH 57°08' WEST ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY TO THE MOST NORTHERLY CORNER OF A TRACT CONVEYED BY JOHN ILLIG TO EDWARD H. BENFORD BY DEED RECORDED SEPTEMBER 27, 1884 IN BOOK 90, PAGE 625, DEED RECORDS; THENCE SOUTH 205.34 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH THAT PORTION OF VACATED CHERRY STREET, INURRING THERETO, BY ORDINANCE NO. 2015-2791 AND RECORDED AUGUST 5, 2016 AS INSTRUMENT NO. 201612162, DEED AND MORTGAGE RECORDS.

PARCEL 12:

TRACT A:

BEING A PART OF THE DONATION LAND CLAIM OF DANIEL D. DESKINS, CLAIM NO. 54, NOTIFICATION NO. 1475 IN SECTION 17, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF CENTER STREET, 245 FEET NORTH OF THE NORTH LINE OF FULTON STREET AS PLATTED AND DEDICATED BY CHRISTINE CLEMENSON AND J.C. CLEMENSON, HER HUSBAND, IN THE CITY OF NEWBERG, YAMHILL COUNTY, OREGON, AND RUNNING THENCE EAST 90 FEET TO A POINT WHICH MARKED THE BEGINNING POINT OF THE TRACT HEREIN CONVEYED; THENCE NORTH TO THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY ALONG A LINE PARALLEL WITH AND 90 FEET EAST OF THE EAST LINE OF CENTER STREET; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID RIGHT OF WAY TO A POINT IN THE EAST LINE OF A TRACT OF LAND CONVEYED BY JOHN ILLIG TO EMILY BINFORD AND EDWARD M. BINFORD, BY DEED DATED JUNE 30, 1924, RECORDED SEPTEMBER 27, 1924, IN BOOK 90, PAGE 625, DEED RECORDS OF YAMHILL COUNTY, OREGON; THENCE SOUTH ABOUT 210 FEET TO THE SOUTHEAST CORNER OF THE LATTER DESCRIBED TRACT; THENCE WEST 50 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH THAT PORTION OF VACATED CHERRY STREET, INURRING THERETO, BY ORDINANCE NO. 2015-2791 AND RECORDED AUGUST 5, 2016 AS INSTRUMENT NO. 201612162, DEED AND MORTGAGE RECORDS.

TRACT B:

BEING A PART OF THE DONATION LAND CLAIM OF DANIEL D. DESKINS, CLAIM NO. 54, NOTIFICATION NO. 1475 IN SECTION 17, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF NORTH CENTER STREET (FORMERLY EAST STREET) 245 FEET NORTH OF THE NORTH LINE OF FULTON STREET AS PLATTED AND DEDICATED BY CHRISTINE CLEMENSON AND J.C. CLEMENSON, HER HUSBAND, IN THE CITY OF NEWBERG, YAMHILL COUNTY, OREGON, AND RUNNING THENCE EAST 82 FEET TO THE TRUE PLACE OF BEGINNING; THENCE EAST 8 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID NORTH CENTER STREET TO THE SOUTH LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID RIGHT OF WAY TO A POINT DIRECTLY NORTH OF THE TRUE POINT OF BEGINNING; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID NORTH CENTER STREET TO THE TRUE PLACE OF BEGINNING.

TOGETHER WITH THAT PORTION OF CHERRY STREET VACATED BY ORDINANCE NO. 2015-2791 AND RECORDED AUGUST 5, 2016 AS INSTRUMENT NO. 201612162, DEED AND MORTGAGE RECORDS.

PARCEL 13:

TRACT A:

BEING A PART OF THE DONATION LAND CLAIM OF DANIEL D. DESKINS, CLAIM NO. 54, NOTIFICATION NO. 1475, IN TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, IN YAMHILL COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF NORTH CENTER STREET (FORMERLY EAST STREET) 245 FEET NORTH OF THE NORTH LINE OF FULTON STREET AS PLATTED AND DEDICATED BY CHRISTINE CLEMENSON AND J.C. CLEMENSON, HER HUSBAND, IN THE CITY OF NEWBERG, YAMHILL COUNTY, OREGON; AND RUNNING THENCE EAST 82 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF NORTH CENTER STREET (FORMERLY EAST STREET) TO THE SOUTH LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID RIGHT OF WAY TO THE EAST LINE OF NORTH CENTER STREET (FORMERLY EAST STREET); THENCE SOUTH ALONG THE EAST LINE OF NORTH CENTER STREET (FORMERLY EAST STREET); 120 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE VACATED CENTER STREET INURING THERETO BY VACATION ORDINANCE NO. 2062 RECORDED ON AUGUST 27, 1981 IN FILM VOLUME 163, PAGE 1407, YAMHILL COUNTY RECORDS.

TOGETHER WITH THAT PORTION OF CHERRY STREET VACATED BY ORDINANCE NO. 2015-2791 AND RECORDED AUGUST 5, 2016 AS INSTRUMENT NO. 201612162, DEED AND MORTGAGE RECORDS.

TRACT B:

THE WEST 1/2 OF THAT CERTAIN VACATED STREET AS PER VACATION ORDINANCE NO. 2062 DATED AUGUST 3, 1981, CITY OF NEWBERG, YAMHILL COUNTY, OREGON, AND AS RECORDED AUGUST 27, 1981 IN FILM VOLUME 163, PAGE 1407-1408, DEED RECORDS OF YAMHILL COUNTY, OREGON.

TOGETHER WITH THAT PORTION OF CHERRY STREET VACATED BY ORDINANCE NO. 2015-2791 AND RECORDED AUGUST 5, 2016 AS INSTRUMENT NO. 201612162, DEED AND MORTGAGE RECORDS.

PARCEL 14:

BEING A PART OF THE DANIEL D. DESKINS DONATION LAND CLAIM AND PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF EAST STREET AND 100 FEET NORTH OF THE NORTH LINE OF FULTON STREET IN THE CITY OF NEWBERG, YAMHILL COUNTY, OREGON; AND RUNNING THENCE WEST 100 FEET; THENCE NORTH TO THE SOUTH LINE OF SOUTHERN PACIFIC RAILROAD RIGHT OF WAY; THENCE EASTERLY ALONG SAID RAILROAD RIGHT OF WAY TO THE WEST LINE OF SAID EAST STREET; THENCE SOUTH ALONG THE WEST LINE OF SAID EAST STREET TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THE SOUTH 103 FEET AS CONVEYED TO LEANDER A. CROCKETT ET UX BY DEED RECORDED FEBRUARY 24, 1951, IN BOOK 160, PAGE 678, DEED RECORDS.

TOGETHER WITH THAT PORTION OF VACATED CHERRY STREET, INURRING THERETO, BY ORDINANCE NO. 2015-2791 AND RECORDED AUGUST 5, 2016 AS INSTRUMENT NO. 201612162, DEED AND MORTGAGE RECORDS.

TOGETHER WITH THAT PORTION OF VACATED CENTER STREET (FORMERLY EAST STREET), INURRING THERETO, BY ORDINANCE 2019-2854 AND RECORDED JANUARY 7, 2020, AS INSTRUMENT NO. 202000265, DEED AND MORTGAGE RECORDS.

PARCEL 15:

BEING A PART OF THE DANIEL D. DESKINS DONATION LAND CLAIM AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 75 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

BEGINNING AT A POINT ON THE WEST LINE OF EAST STREET, NOW NORTH CENTER STREET, AND 100 FEET NORTH OF THE NORTH LINE OF FULTON STREET, IN THE CITY OF NEWBERG, YAMHILL COUNTY, OREGON; AND RUNNING THENCE WEST 100 FEET; THENCE NORTH 103 FEET; THENCE EAST 100 FEET TO THE WEST LINE OF SAID EAST STREET; THENCE SOUTH ALONG THE WEST LINE OF SAID EAST STREET TO THE PLACE OF BEGINNING.

TOGETHER WITH THAT PORTION OF VACATED CENTER STREET (FORMERLY EAST STREET), INURRING THERETO, BY ORDINANCE 2019-2854 AND RECORDED JANUARY 7, 2020, AS INSTRUMENT NO. 202000265, DEED AND MORTGAGE RECORDS.

PARCEL 16:

BEGINNING AT A POINT ON THE WEST LINE OF EAST STREET (NOW NORTH CENTER STREET) IN SECTION 17, TOWNSHIP 3 SOUTH, RANGE 2 WEST IN THE CITY OF NEWBERG, YAMHILL COUNTY, OREGON, SAID POINT BEING 128 FEET NORTH OF THE NORTH LINE OF FULTON STREET, SAID POINT

ALSO BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO IVAN L ADAMS, ET UX, BY DEED RECORDED JULY 2, 1976 IN FILM VOLUME 113, PAGE 419, DEED AND MORTGAGE RECORDS; THENCE WEST ALONG THE SOUTH LINE OF SAID ADAMS TRACT 100 FEET; THENCE SOUTH 50 FEET; THENCE EAST 100 FEET TO THE WEST LINE OF SAID NORTH CENTER STREET; THENCE NORTH 50 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH THAT PORTION OF VACATED CENTER STREET (FORMERLY EAST STREET), INURRING THERETO, BY ORDINANCE 2019-2854 AND RECORDED JANUARY 7, 2020, AS INSTRUMENT NO. 202000265, DEED AND MORTGAGE RECORDS.

PARCEL 17:

BEGINNING AT POINT 290 FEET EAST OF THE INTERSECTION OF THE SOUTH LINE OF CHERRY STREET WITH THE EAST LINE OF EAST STREET (NOW NORTH CENTER STREET) IN THE CITY OF NEWBERG, YAMHILL COUNTY, OREGON; THENCE EAST ALONG THE SOUTH LINE OF CHERRY STREET AND THE SAME EXTENDED A DISTANCE OF 73 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO FRANK L. HILL AND BELVA E. HILL BY DEED RECORDED IN BOOK 143, PAGE 246, DEED RECORDS; THENCE SOUTH ALONG THE EAST LINE OF THE HILL TRACT, 105 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE WEST 72 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO FRANK AND BELVA E. HILL BY DEED RECORDED IN BOOK 108, PAGE 232, DEED RECORDS; THENCE NORTH ALONG THE WEST LINE OF THE HILL TRACT, 105 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH THAT PORTION OF VACATED CHERRY STREET, INURRING THERETO, BY ORDINANCE NO. 2015-2791 AND RECORDED AUGUST 5, 2016 AS INSTRUMENT NO. 201612162, DEED AND MORTGAGE RECORDS.

PARCEL 18:

BEGINNING AT A POINT ON THE SOUTH LINE OF CHERRY STREET IN THE CITY OF NEWBERG, IN YAMHILL COUNTY, OREGON, SAID POINT BEING SOUTH 0°34' WEST 20 FEET AND NORTH 89°59' EAST 310 FEET FROM THE INTERSECTION OF THE CENTER LINES OF CHERRY STREET AND CENTER STREET IN SAID CITY OF NEWBERG; THENCE SOUTH 00°34' WEST 105 FEET; THENCE SOUTH 89°59' WEST 5 FEET; THENCE NORTH 00°34' EAST 105 FEET; THENCE NORTH 89°59' EAST 5 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH THAT PORTION OF VACATED CHERRY STREET, INURRING THERETO, BY ORDINANCE NO. 2015-2791 AND RECORDED AUGUST 5, 2016 AS INSTRUMENT NO. 201612162, DEED AND MORTGAGE RECORDS.

PARCEL 19:

BEGINNING AT A POINT ON THE SOUTH LINE OF CHERRY STREET IN THE CITY OF NEWBERG, IN YAMHILL COUNTY, OREGON, SAID POINT BEING SOUTH 00°34' WEST 20 FEET AND NORTH 89°59' EAST 240 FEET FROM THE INTERSECTION OF THE CENTER LINES OF CHERRY AND CENTER STREETS IN SAID CITY OF NEWBERG; THENCE SOUTH 00°34' WEST 105 FEET; THENCE NORTH 89°59' EAST 70 FEET; THENCE NORTH 00°34' EAST 105 FEET; THENCE SOUTH 89°59' WEST 70 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE EAST 5 FEET.

TOGETHER WITH THAT PORTION OF VACATED CHERRY STREET, INURRING THERETO, BY ORDINANCE NO. 2015-2791 AND RECORDED AUGUST 5, 2016 AS INSTRUMENT NO. 201612162, DEED AND MORTGAGE RECORDS.

## PARCEL 20:

BEGINNING AT A POINT ON THE SOUTH LINE OF CHERRY STREET N THE CITY OF NEWBERG IN YAMHILL COUNTY, OREGON, SAID POINT BEING SOUTH 00°34' WEST 20 FEET AND NORTH 89°59' EAST 175 FEET FROM THE INTERSECTION OF THE CENTER LINE OF CHERRY AND CENTER STREETS IN SAID CITY OF NEWBERG; THENCE NORTH 89°59' EAST ALONG THE SOUTH LINE OF CHERRY STREET, 65 FEET; THENCE SOUTH 00°34' WEST 105 FEET; THENCE SOUTH 89°59' WEST 65 FEET; THENCE NORTH 00°34' EAST 105 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH THAT PORTION OF VACATED CHERRY STREET, INURRING THERETO, BY ORDINANCE NO. 2015-2791 AND RECORDED AUGUST 5, 2016 AS INSTRUMENT NO. 201612162, DEED AND MORTGAGE RECORDS.

## PARCEL 21:

BEGINNING AT A POINT ON THE SOUTH LINE OF CHERRY STREET IN THE CITY OF NEWBERG, IN YAMHILL COUNTY, OREGON, SAID POINT BEING SOUTH 00°34' WEST 20 FEET AND NORTH 89°59' EAST 175 FEET FROM THE INTERSECTION OF THE CENTERLINES OF CHERRY AND CENTER STREETS IN SAID CITY OF NEWBERG; THENCE SOUTH 00°34' WEST 105 FEET; THENCE SOUTH 89°59' WEST 65 FEET; THENCE NORTH 00°34' EAST 105 FEET; THENCE NORTH 89°59' EAST 65 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH THAT PORTION OF VACATED CHERRY STREET, INURRING THERETO, BY ORDINANCE NO. 2015-2791 AND RECORDED AUGUST 5, 2016 AS INSTRUMENT NO. 201612162, DEED AND MORTGAGE RECORDS.

## PARCEL 22:

BEGINNING AT A POINT 1069.45 FEET SOUTH AND 1769.57 FEET WEST FROM THE NORTHEAST CORNER OF THE DANIEL D. DESKINS DONATION LAND CLAIM NO. 54 IN TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, SAID BEGINNING POINT ALSO BEING NORTH 00°34' EAST 181.0 FEET FROM THE CENTER OF FULTON STREET IN THE CITY OF NEWBERG; THENCE NORTH 00°34' EAST 49.0 FEET TO AN IRON PIPE; THENCE NORTH 89°59' EAST 90 FEET TO AN IRON PIPE; THENCE SOUTH 00°34' WEST 49.0 FEET TO AN IRON PIPE; THENCE SOUTH 89°59' WEST 90.0 FEET TO AN IRON PIPE AT THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF VACATED CHERRY STREET, INURRING THERETO, BY ORDINANCE NO. 2015-2791 AND RECORDED AUGUST 5, 2016 AS INSTRUMENT NO. 201612162, DEED AND MORTGAGE RECORDS.

TOGETHER WITH THAT PORTION OF VACATED CENTER STREET (FORMERLY EAST STREET), INURRING THERETO, BY ORDINANCE 2019-2854 AND RECORDED JANUARY 7, 2020, AS INSTRUMENT NO. 202000265, DEED AND MORTGAGE RECORDS.

## PARCEL 23:

A PART OF THE DANIEL D. DESKINS DONATION LAND CLAIM NO. 54 IN TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF FULTON STREET, 282 FEET EAST OF THE EAST LINE OF EAST STREET IN NEWBERG, YAMHILL COUNTY, OREGON; THENCE EAST 66 FEET ALONG THE NORTH LINE OF FULTON STREET; THENCE NORTH 100 FEET; THENCE WEST 66 FEET; THENCE SOUTH 100 FEET TO THE PLACE OF BEGINNING.

## PARCEL 24:

PART OF THE DANIEL D. DESKINS DONATION LAND CLAIM NO. 54 IN TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF FULTON STREET 200 FEET EAST OF THE EAST LINE OF EAST STREET IN NEWBERG; THENCE EAST 82 FEET; THENCE NORTH 100 FEET; THENCE WEST 82 FEET; THENCE SOUTH 100 FEET TO THE PLACE OF BEGINNING.

PARCEL 25:

A TRACT OF LAND LOCATED IN SECTION 17, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF FULTON STREET AND 136 FEET EAST OF THE EAST LINE OF CENTER STREET; THENCE NORTH 100 FEET; THENCE EAST 64 FEET; THENCE SOUTH 100 FEET; THENCE WEST 64 FEET TO THE POINT OF BEGINNING.

PARCEL 26:

A TRACT OF LAND LOCATED IN SECTION 17, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF FULTON STREET AND 72 FEET EAST OF THE EAST LINE OF CENTER STREET; THENCE NORTH 100 FEET; THENCE EAST 64 FEET; THENCE SOUTH 100 FEET. THENCE WEST 64 FEET TO THE POINT OF BEGINNING.

PARCEL 27:

BEGINNING AT THE INTITIAL POINT OF FRIENDSVIEW VILLAGE CONDOMINIUM, NOW TERMINATED, SAID INTITIAL POINT BEING NORTH 06° 11' 56 EAST 1495.71 FEET FROM THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 2 WEST, OF THE WILLAMETTE MERIDIAN, YAMHILL COUNTY, OREGON, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT TRACT CONVEYED TO WILLIAM L SALTER AND WIFE BY DEED RECORDED JULY 16, 1959 IN FILM VOLUME 6, PAGE 310, DEED AND MORTGAGE RECORDS, WHICH POINT IS 245 FEET NORTH AND 240 FEET EAST OF THE INTERSECTION OF THE EAST LINE OF EAST STREET (NOW CENTER STREET) WITH THE NORTH LINE OF FULTON STREET IN THE CITY OF NEWBERG; THENCE NORTH 0° 15' 48" EAST ALONG THE EAST LINE OF SAID SALTER TRACT 278.25 FEET TO THE SOUTHERLY LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY; THENCE NORTH 57° 08' 48" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE 129.74 FEET TO A POINT ON THE WEST LINE OF THAT TRACT PLATTED AS HAZELDELL; THENCE SOUTH 0° 15' WEST ALONG SAID WEST LINE 348.60 FEET TO A POINT ON THE NORTH LINE OF CHERRY STREET; THENCE SOUTH 89° 59' WEST ALONG SAID NORTH LINE 108.75 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF CHERRY STREET VACATED BY ORDINANCE NO. 2015-2791 AND RECORDED AUGUST 5, 2016 AS INSTRUMENT NO. 201612162, DEED AND MORTGAGE RECORDS.

PARCEL 28:

PART OF THE D. D. DESKINS DONATION LAND CLAIM #54 IN TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING 25 FEET NORTH OF THE SOUTHWEST CORNER OF LAND CONVEYED TO JOHN ILLIG BY DEED RECORDED SEPTEMBER 24, 1904 IN BOOK 47, PAGE 002, DEED RECORDS; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT 100 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID TRACT 80 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID TRACT 100 FEET;

THENCE WEST 80 FEET TO THE PLACE OF BEGINNING.

SAVE AND EXCEPT THAT PORTION CONVEYED TO CHESTER E. HANVILLE AND DORIS T. HANVILLE IN DEED RECORDED JULY 22, 1965 IN FILM VOLUME 46, PAGE 834; AND THAT PORTION CONVEYED TO MAURICE G. CHANDLER AND ELLOUISE CHANDLER IN DEED RECORDED JUNE 14, 1972 IN FILM VOLUME 89, PAGE 1928.

TOGETHER WITH THAT PORTION OF VACATED CENTER STREET (FORMERLY EAST STREET), INURRING THERETO, BY ORDINANCE 2019-2854 AND RECORDED JANUARY 7, 2020, AS INSTRUMENT NO. 202000265, DEED AND MORTGAGE RECORDS.

PARCEL 29:

TRACT A:

BEGINNING AT AN IRON PIPE SET 1125.45 FEET SOUTH AND 1770.12 FEET WEST FROM THE NORTHEAST CORNER OF THE DANIEL D. DESKINS DONATION LAND CLAIM NO. 54 IN SECTION 17, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, SAID BEGINNING POINT ALSO BEING NORTH 00°34' EAST 125.0 FEET FROM THE CENTER OF FULTON STREET, CITY OF NEWBERG; THENCE NORTH 00°34' EAST 56 FEET TO AN IRON PIPE; THENCE NORTH 89°59' EAST 90 FEET TO AN IRON PIPE; THENCE SOUTH 00°34' WEST, 56 FEET TO AN IRON PIPE; THENCE SOUTH 89°59' WEST, 90 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF VACATED CENTER STREET (FORMERLY EAST STREET), INURRING THERETO, BY ORDINANCE 2019-2854 AND RECORDED JANUARY 7, 2020, AS INSTRUMENT NO. 202000265, DEED AND MORTGAGE RECORDS.

TRACT B:

A TRACT OF LAND IN SECTION 17, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 24 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PART OF THE D.D. DESKINS DONATION LAND CLAIM NO. 54 IN SECTION 17, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING 25 FEET NORTH OF THE SOUTHWEST CORNER OF LAND CONVEYED TO JOHN ILLIG BY DEED RECORDED SEPTEMBER 24, 1904 IN BOOK 47, PAGE 2, DEED RECORDS; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT, 100 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID TRACT, 80 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID TRACT, 100 FEET; THENCE WEST 80 FEET TO THE PLACE OF BEGINNING.

SAVE AND EXCEPTING THEREFROM THE EASTERLY 8 FEET THEREOF CONVEYED TO CHESTER E. HANVILLE AND DORIS T. HANVILLE, HUSBAND AND WIFE, BY DEED RECORDED JULY 22, 1965 IN FILM VOLUME 46, PAGE 834, DEED AND MORTGAGE RECORDS.

TOGETHER WITH THAT PORTION OF VACATED CENTER STREET (FORMERLY EAST STREET), INURRING THERETO, BY ORDINANCE 2019-2854 AND RECORDED JANUARY 7, 2020, AS INSTRUMENT NO. 202000265, DEED AND MORTGAGE RECORDS.

PARCEL 30:

PARCEL 3 OF PARTITION PLAT 1990-50, RECORDED NOVEMBER 16, 1990 IN FILM 3, PAGE 56 AND 57,

YAMHILL COUNTY RECORDS, AND FURTHER DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN SECTION 17, TOWNSHIP 3 SOUTH, RANGE 2 WEST, YAMHILL COUNTY, OREGON, BEING PART OF THAT TRACT OF LAND DESCRIBED TO LORRIN WHITE IN DEED OF TRUST RECORDED IN FILM VOLUME 122, PAGE 872, YAMHILL COUNTY, DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE D.D. DESKINS DONATION LAND CLAIM; THENCE SOUTH 00° 20' WEST 349.33 FEET ALONG THE EAST LINE OF SAID CLAIM TO THE SOUTHEAST CORNER OF THE MARTHA STEVAHN TRACT; THENCE NORTH 69° 45' WEST 198.13 FEET ALONG THE SOUTH LINE OF SAID, STEVAHN TRACT TO THE SOUTHEAST CORNER OF SAID WHITE TRACT; THENCE CONTINUING NORTH 69° 45' WEST 126.64 FEET TO AN IRON ROD ON THE SOUTH LINE OF SAID WHITE TRACT; THENCE NORTH 38° 57' EAST 107.84 FEET TO AN IRON ROD; THENCE NORTH 34° 45' 02" WEST 60.30 FEET TO AN IRON ROD AND THE TRUE POINT OF BEGINNING; THENCE NORTH 51° 44' 07" WEST, 168.82 FEET TO AN IRON ROD AT AN ANGLE POINT IN THE NORTH LINE OF SAID WHITE TRACT; THENCE SOUTH 59° 58' 10" WEST 40.00 FEET TO AN ANGLE POINT IN SAID NORTH LINE; THENCE SOUTH 64° 25' 20" WEST 220.50 FEET TO THE MOST WESTERLY CORNER OF SAID WHITE TRACT; THENCE SOUTH 69° 45' EAST 289.58 FEET ALONG THE SOUTH LINE OF SAID WHITE TRACT; THENCE NORTH 40° 24' 08" EAST 145.65 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT DESCRIBED IN FILM VOLUME 249, PAGE 1579, DEED AND MORTGAGE RECORDS, AND ALSO SHOWN ON PARTITION PLAT 90-50 RECORDED NOVEMBER 16, 1990.

PARCEL 31:

A TRACT OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF NEWBERG, YAMHILL COUNTY, OREGON, AND THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF THE PLAT OF "FRIENDSVIEW VILLAGE CONDOMINIUM"; THENCE ALONG THE EASTERLY LINE OF SAID PLAT AND THE SOUTHERLY EXTENSION THEREOF, SOUTH 01° 56' 13" WEST 591.79 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FULTON STREET (25.00 FEET FROM CENTERLINE); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 88° 10' 31" WEST 364.86 FEET TO THE CENTERLINE OF CENTER STREET VACATION ORDINANCE NO. 2019-2854, AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 88° 10' 31" WEST 20.00 FEET TO WEST LINE OF SAID CENTER STREET VACATION; THENCE ALONG SAID WEST LINE, NORTH 02° 24' 50" EAST 78.08 FEET TO THE NORTHEAST CORNER OF DOCUMENT NUMBER 200909211; THENCE ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID DEED, SOUTH 88° 10' 50" EAST 20.00 FEET TO SAID CENTERLINE; THENCE ALONG SAID CENTERLINE, SOUTH 02° 24' 50" WEST 78.09 FEET TO THE POINT OF BEGINNING.

PARCEL 32:

PARCEL 1 OF PARTITION PLAT 1990-50, RECORDED NOVEMBER 16, 1990 IN FILM 3, PAGE 56 AND 57, YAMHILL COUNTY PLAT RECORDS, STATE OF OREGON.

PARCEL 33:

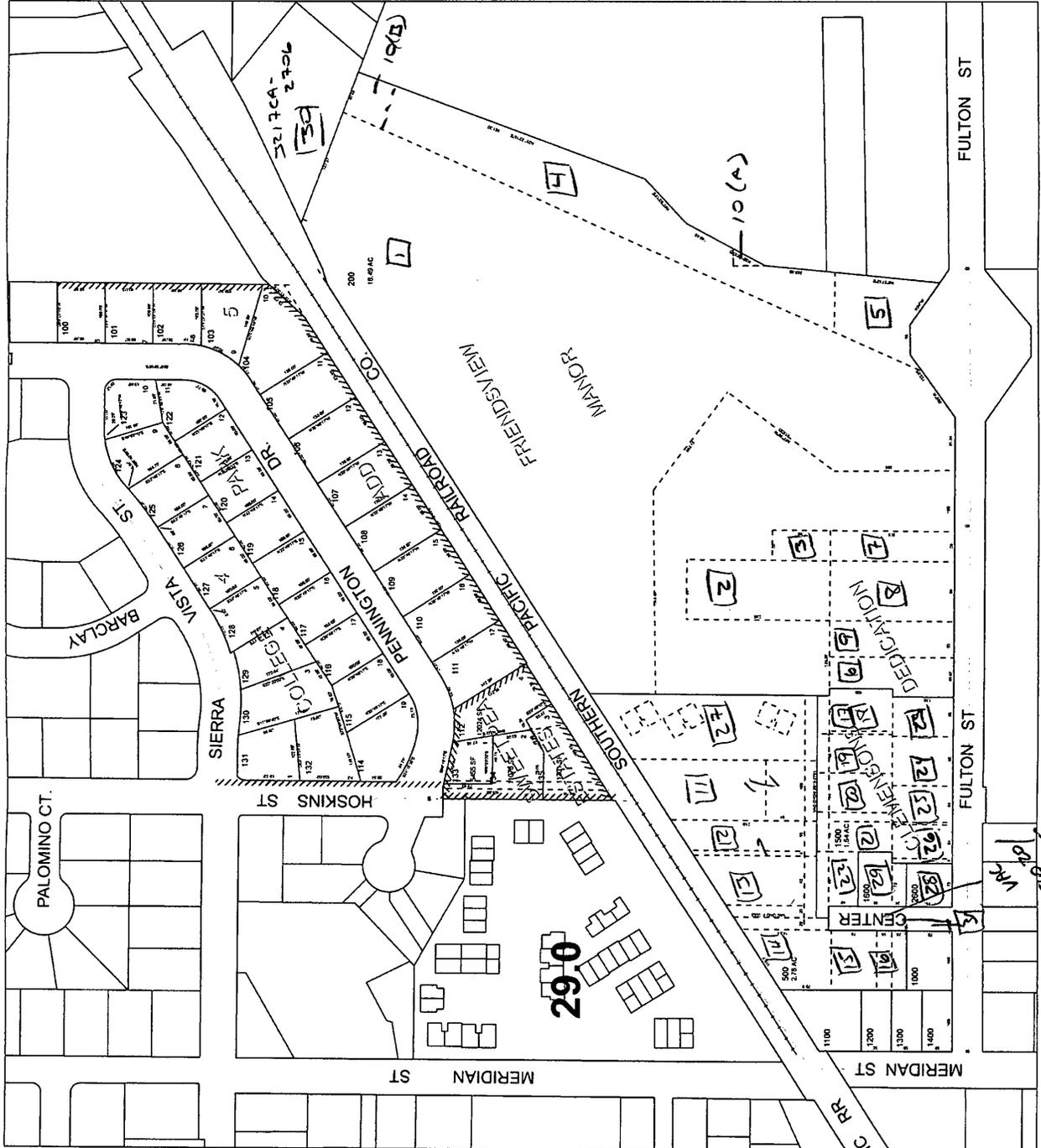
PARCEL 2 OF PARTITION PLAT 1990-50, RECORDED NOVEMBER 16, 1990 IN FILM 3, PAGE 56 AND 57, YAMHILL COUNTY PLAT RECORDS, STATE OF OREGON.

3 2 17CB



ASSESSMENT & TAX  
CARTOGRAPHY

N.W. 1/4 S.W. 1/4 SEC. 17 T. 3S. R. 2W. W.M.  
YAMHILL COUNTY OREGON  
1" = 100'



CANCELLED TALENTS:

2601
2600
400
300
200
100
113
91101
91102
91201
91202
92103
92104
92204
93105
93106
93206
1700
1800
1900
2000
2100
2200
2300
2400
2500
700
800
900

DATE PRINTED: 12/14/2018

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